

REGIONAL MUNICIPALITY OF OTTAWA CARLETON  
 MUNICIPALITÉ RÉGIONALE D'OTTAWA CARLETON

REPORT  
RAPPORT

Our File/N/Réf. 09-97-32701-007  
 Your File/V/Réf.

DATE 29 December 1997

TO/DEST. Co-ordinator  
 Corporate Services and Economic Development Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **PROPERTY ACQUISITION MUNSTER HAMLET  
 WASTEWATER TREATMENT SYSTEM  
 OWNER: KAREN HUNTER**

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**DEPARTMENTAL RECOMMENDATION**

**That the Corporate Services and Economic Development Committee approve the acquisition of property containing an area of 10.82 ha from Karen Hunter located in part of Lot 9, Concession 5, Township of Goulbourn, required in connection with the reconstruction and expansion of the Munster Hamlet Wastewater Treatment System for the total consideration of \$202,200.00 plus G.S.T.**

**BACKGROUND**

Regional Council, at its meeting of March 12, 1997 approved the Corporate Services and Economic Development Committee's Report No. 2 authorizing that expansion and improvements be made to the Munster Hamlet Wastewater Treatment System. The project was included in the 1997 Capital Budget.

As part of the requirements for this project it is necessary to acquire lands from Karen Hunter. The subject property is located on the north side of Copeland Road, west of Munster Side Road. The property is required to expand the spray irrigation area in connection with the reconstruction and expansion of the Munster Hamlet Wastewater Treatment System.

## **DISCUSSION**

The Region is proposing to reconstruct and expand the Munster Hamlet Wastewater Treatment System, including the expansion of the spray irrigation area. In order to expand the spray irrigation area it is necessary to acquire lands from a number of properties located west of the existing facility.

The subject property is located on the northerly side of Copeland Road, west of the existing treatment facility in Lot 9, Concession 5, Township of Goulbourn, and contains approximately 10.82 ha improved with a brick and aluminum sided bungalow with attached garage and small barn.

In order to expand the spray irrigation area, as set out in the approved Environmental Assessment report for the project, the Region requires the rear 4.15 ha. The property requirement consists of 2.8 ha for the irrigation area and 1.35 ha for a restrictive buffer as shown on Annex A.

Karen Hunter's property together with the property located immediately to the east would be virtually surrounded by the new spray irrigation system. Due to the proximity of the subject property relative to the proposed irrigation area Ms. Hunter was given the opportunity to consider a partial acquisition for just the required lands or to sell the entire property to the Region. Acquiring the entire property would eliminate a possible source of future complaints and claims with regard to our operation. It would also provide the Region with the option of expanding the buffer area onto the subject property thereby expanding the irrigation area within the spray area approved pursuant to the EA. This is not a significant change within the area approved and would not require an addendum to the approved EA. The Region obtained a general valuation in May 1997 for all the properties required. The appraiser provided a value range of \$150,000 to \$175,000 for the subject property.

Staff have negotiated an agreement with Karen Hunter for the purchase of her property containing 10.82 ha in the amount of \$178,000.00. The agreement includes entitlements under the Expropriations Act in the amount of \$20,550.00 including disturbance, moving costs, costs associated with the purchase of another property plus legal fees in the amount of \$3,650.00 for a total sum of \$202,200.00 plus G.S.T. Ms. Hunter has a small business which she operates from her home. The compensation includes an allowance for business disturbance associated with moving to a new location including such items as cards, stationary, notices.

## **PUBLIC CONSULTATION**

Public consultation was in accordance with the Environmental Assessment Process for this project.

**EXPENDITURE JUSTIFICATION**

The northerly 4.21 ha of the owners' lands are required to accommodate the expansion to the spray irrigation area. Acquiring the entire property at this time from a willing seller would provide the Region with the lands required for this project as well as additional lands for the possible expansion of the buffer area. In addition, this acquisition could help the Region avoid potential litigation cost and eliminate a possible source of future complaints and claims regarding the Treatment Facility.

**FINANCIAL STATEMENT**

Approved Budget to Date	5,550,000
Total Paid and Committed to Date	( <u>948,260</u> )
Balance Available	4,601,740
THIS REQUEST ( including G.S.T.)	<u>(216,354)</u>
Balance Remaining	<u>4,385,065</u>

Funds have been provided in the 1997 Capital Budget, Account No. 932-42035, Munster Hamlet Wastewater Treatment System, ( reference Page 378).

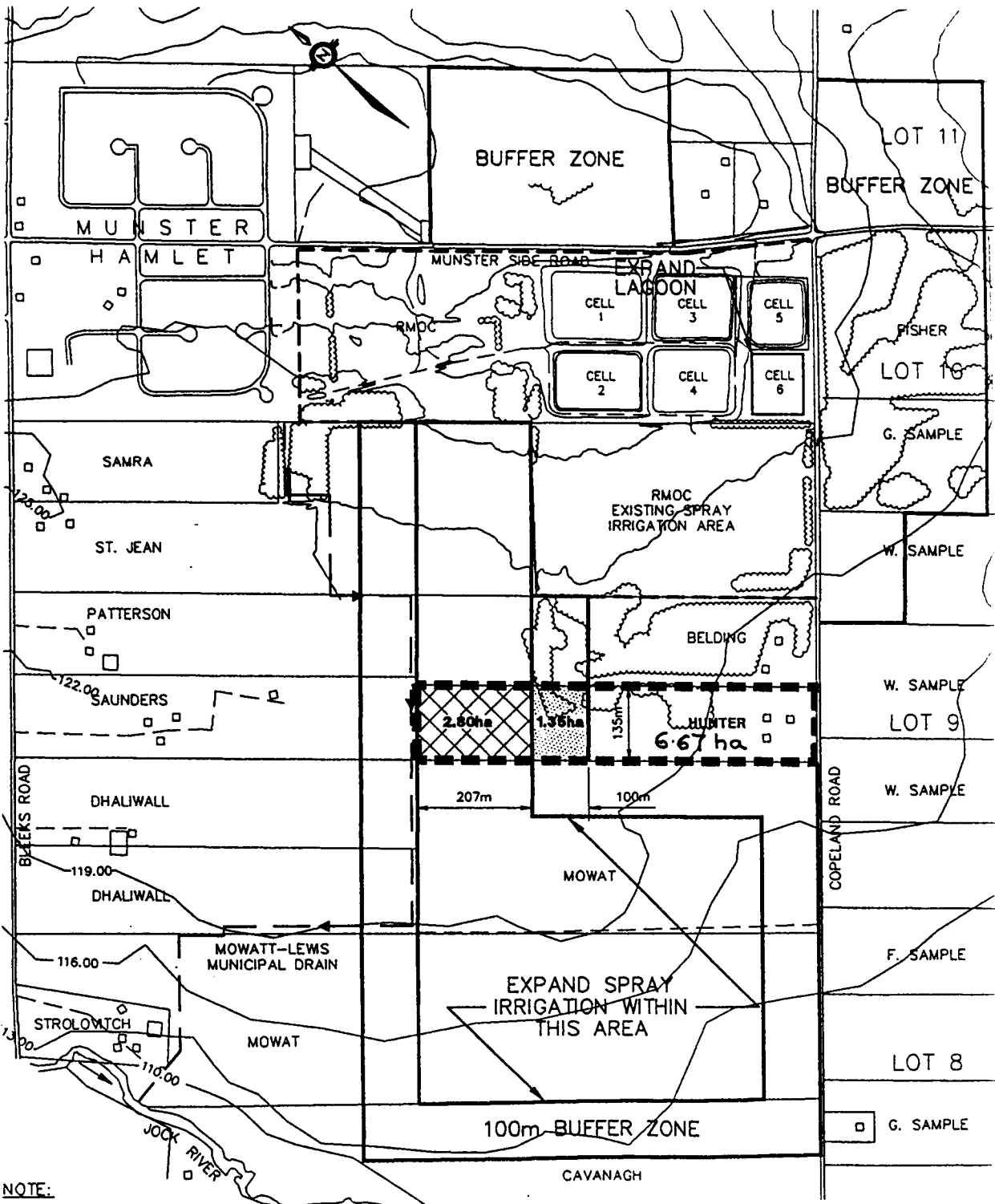
*Approved by Nick Tunnacliffe*

**FINANCE DEPARTMENT COMMENT**

Funds are available as indicated.

*Approved by C. Colaiacovo  
on behalf of the Finance Commissioner*

# ANNEX A



NOTE:

PROJECT: MUNSTER HAMLET WASTEWATER TREATMENT FACILITY  
 OWNER: KAREN HUNTER

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